

STATE OF LOUISIANA
Department of Public Safety and Corrections
Office of State Fire Marshal Code Enforcement and Building Safety
8181 Independence Boulevard
Baton Rouge, Louisiana 70806
225-925-4920

H "BUTCH" BROWNING
FIRE MARSHAL

NEW CONSTRUCTION

HARRY B SMITH, JR, ARCHITECT
HARRY BAKER SMITH ARCHITECTS II
189 MAPLE RIDGE DR
METAIRIE, LA 70001

RE: P0458497
1031 CANAL STREET MULTI USE HIGHRISE
1031 CANAL ST
NEW ORLEANS, LA 00000-0000

NFPA 101, 2012
IBC, 2012 (CHAPTERS 9 & 10)

APARTMENT
MERCANTILE CLASS C
STORAGE

Dear Applicant:

This is to advise that we have reviewed the drawings and specifications for the subject proposed construction and have determined that they appear to satisfactorily comply with the adopted laws, codes, rules and regulations of The State Fire Marshal subject to the following requirements:

1. **Scope of Work: This review is for the NEW CONSTRUCTION of a 17 story 554,590 sq. ft. high-rise facility classified as an Apartment/Mercantile/Storage Occupancy as per NFPA 101 IBC Group R-2/M/S-2.**
2. **This review does NOT apply to work in UNDEVELOPED SPACES, or NOTES referring to FUTURE RETAIL, indicated in drawings. Before any work is commenced in that area, plans and specifications shall be reviewed by this office.**
3. **A REVIEW FOR COMPLIANCE WITH THE FIRE PROTECTION AND EGRESS REQUIREMENTS OF CHAPTERS 9 AND 10 OF THE INTERNATIONAL BUILDING CODE IS INCLUDED IN THIS REVIEW. Review for compliance with all other requirements of the LOUISIANA STATE UNIFORM CONSTRUCTION CODE, in accordance with Act 12 of the 2005 First Extraordinary Session of the Louisiana Legislature, IS NOT INCLUDED IN THIS REVIEW. Contact the building official of the applicable political subdivision to coordinate compliance with these requirements. LRS 40:1730.23 mandates the enforcement of building codes by municipalities and parishes in Louisiana, as described by LRS 40:1730.28.**

Note: In accordance with LRS 40:1730.39.A, this office may establish contract agreements with municipalities and parishes in order to provide uniform construction code enforcement on their behalf, as provided in LRS 40:1730.24. Please visit our web site at <http://www.dps.state.la.us/sfm/index.htm> for a current list of jurisdictions requesting plan review by this office, a fee schedule, and a checklist of information required for review.

PROVIDE A DUPLICATE SET OF PLANS AND SPECIFICATIONS TO THE BUILDING OFFICIAL (OR THIRD-PARTY) FOR REVIEW AND/OR PERMITTING, THE STATE FIRE MARSHAL REVIEWED AND STAMPED DOCUMENTS SHALL NOT BE USED FOR THIS PURPOSE. ADDITIONAL MARKING OR ALTERATIONS MADE TO THE APPROVED STAMPED PLANS MAY CAUSE DELAYS IN FINAL ACCEPTANCE FOR OCCUPANCY.

4. **LRS 40:1730.45 and LAC 55:V:2601** The documentation provided for the subject facility appears to comply with The Commercial Building Energy Conservation Code based on ANSI/ASHRAE/IESNA 90.1- 2007, or the International Energy Conservation Code, 2009 edition, as applicable.

NOTE: THE FOLLOWING COMMENTS IDENTIFY ISSUES FOR INFORMATIONAL AND CAUTIONARY PURPOSES OR ISSUES THAT COULD NOT BE VERIFIED IN THE SUBMITTED DOCUMENTS.

5. **LAC 55:V 1501 (d)** January 1, 2007, the Office of State Fire Marshal began enforcing Fair Housing Act Requirements for multi-family dwelling unit facilities with 4 or more units IN ADDITION to the ADA-ABA accessibility requirements for apartment complexes more than 15 units. Multi-family dwelling units, which are required to be accessible by the Fair Housing Act, shall comply with the requirements for dwelling units as set forth in HUD Fair Housing Act Design Manual (1998 revised edition) as per Fair Housing Accessibility Guidelines 24 CFR Part 100.205 1991.

The following units (referred to as 'covered units') shall be in compliance with the Fair Housing Act:

- a. All dwelling units on the ground floor in buildings with four or more units.
- b. All dwelling units in buildings with elevators.

The following citations are for general information or refer to Fair Housing Act requirement deficiencies :

REQUIREMENT 1. Accessible building entrance on an accessible route. 100.205(a)

- c. Each 'covered unit', at the ground floor, shall have an accessible route to the primary entry door from accessible parking. (exceptions due to terrain and floodplain are by appeal determination only)
- d. All dwelling units, in buildings with an elevator, shall have an accessible route to the primary entry door from accessible parking.
- e. A pedestrian OR vehicular accessible route shall be provided between all 'covered units' and common use areas on a site.
- f. Provide accessible parking at common use amenities unless an accessible pedestrian route connects all 'covered units' with all common use amenities.

REQUIREMENT 2. Accessible public and common use areas. 100.205(c)(1)

- g. Accessible parking shall be provided for a minimum of 2% of all 'covered units' (or at least one accessible parking space shall be provided, whichever is greater) IN ADDITION to parking required for the 5% fully accessible units as per the ADA-ABA.
- h. Common use areas shall be accessible as per the ADA-ABA. Refer to ADA-ABA citations for code deficiencies.

REQUIREMENT 3. Usable doors at 'covered units'. 100.205(c)(2)

- i. All doors within 'covered units' shall be a minimum of 2'-10" wide (providing a minimum 32" clear opening when door is 90 degrees open.)
- j. All primary entry doors of 'covered units' shall be a minimum of 3'-0" wide.
- k. Provide 18" on latch side of dwelling unit primary entry doors on the exterior side of the door, when door swings toward occupant.
- l. Provide 12" on latch side of dwelling unit primary entry doors on the exterior side of the door, when door swings away from occupant, if door has latch and closer.

m. Provide graspable (without tight pinching, or twisting) hardware at dwelling unit primary entry doors on the exterior side of the door.

REQUIREMENT 4. Accessible route into and through the 'covered unit'. 100.205(c)(3)(i)

n. Provide a 36" wide accessible route throughout the unit (except to lofts, sunken areas and second floor levels).

o. Change in floor level at threshold shall be a maximum of 1/2" at primary entry door.

p. Secondary exterior doors, such as to deck/patio areas, shall be accessible. Change in floor level at threshold shall be a maximum of 1/2" (unless deck/patio is an impervious material in which case a maximum 4" step is permitted).

REQUIREMENT 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations at 'covered units'. 100.205 (c) (3) (ii).

q. Operable controls of light switches, electrical outlets, thermostats and other environmental controls, shall be located no higher than 48" from finish floor and no lower than 15" from finish floor (additional comparable controls provided within the same area may be located otherwise).

REQUIREMENT 6. Reinforced walls for grab bars at 'covered units'. 100.205(c)(3)(iii).

r. Provide reinforcement of walls adjacent to toilets, tubs, shower stalls and shower seats for future installation of grab bars.

REQUIREMENT 7(K). Usable kitchens in 'covered units'. 100.205(c)(3)(iv).

s. Provide a 30" x 48" clear floor space allowing parallel approach to range/cooktop. Clear floor space shall be centered on range/cooktop.

t. Provide a 30" x 48" clear floor space allowing parallel approach to kitchen sink. Clear floor space shall be centered on sink.

u. Provide a 30" x 48" clear floor space allowing parallel or forward approach to oven.

v. Provide a 30" x 48" clear floor space allowing parallel or forward approach to dish washer

w. Provide a 30" x 48" clear floor space allowing parallel or forward approach to refrigerator/freezer

x. Provide a 40" clearance between opposing base cabinets/countertops/appliances/walls.

y. At a U-shaped kitchen (when the sink or range/cooktop is at the base of the "U") provide a 60" turning radius, or provide knee space by means of a removable base cabinet at sink or cooktop.

REQUIREMENT 7(A). Usable Bathrooms Type A. 100.205(c)(3)(iv). Unless a Type B bathroom is provided on an accessible level, ALL toilet rooms on an accessible level shall be Type A.

z. Provide a 30" x 48" clear floor space beyond door swing.

a1. When lavatory has a non-removable base cabinet, provide a 30" x 48" clear floor space allowing parallel approach. Center the clear floor space on the sink.

b1. When a lavatory has a removable base cabinet a 30" x 48" clear floor space, allowing a forward approach, is permitted to extend 19" under the lavatory.

c1. Provide clear floor space at toilet.

d1. Provide a 30" x 48" clear floor space at tub. A parallel or forward approach is permitted. Knee space under a lavatory is permitted as part of clear floor space if base cabinet is removable.

e1. Provide a 30" x 48" clear floor space at the shower. Clear floor space shall be parallel to the shower.

REQUIREMENT 7(B). Usable Bathrooms Type B. 100.205(c)(3)(iv). One type B bathroom may be provided.

f1. Provide a 30" x 48" clear floor space beyond door swing.

g1. When lavatory has a non-removable base cabinet, provide a 30" x 48" clear floor space allowing parallel approach. Center the clear floor space on the sink.

h1. When a lavatory has a removable base cabinet, a 30" x 48" clear floor space allowing a forward approach, is permitted to extend 19" under the lavatory.

i1. Provide clear floor space at toilet.

j1. Provide a 30" x 48" clear floor space at tub. ONLY a parallel approach is permitted. Clear floor space shall not be permitted to extend under a lavatory. (clear floor space is not required at tub AND shower in same bathroom)

k1. Provide a 30" x 48" clear floor space at the shower. Clear floor space shall be parallel to the shower. (clear floor space is not required at tub AND shower in same bathroom)

6. **LRS 40:1731-(Effective 10/01/11) Provide access at common areas for persons with disabilities in accordance with the ADA-ABA Accessibility Guidelines, July 23, 2004 (also known as the 2010 Standards). This does not include a review for compliance with the Federal Americans with Disabilities (Civil Rights) Act of 1990. NOTE: As per ADA-ABA 2004, Section F103, Office of State Fire Marshal appeal determinations are not valid for facilities that are designed, constructed, altered, or operated with federal funds, or leased by a federal agency. The authority having jurisdiction over such appeals is the administrator of the General Services Administration (GSA). Compliance with state regulations and requirements does not guarantee compliance with federal law.**
7. **101:24.2.3 Means of escape path of travel shall not be through a room subject to locking.**
8. **101:24.2.4.4 Every closet door latch shall be such that it can be opened from the inside.**
9. **101:24.2.4.5 Bathroom door locks shall permit unlocking from outside in an emergency.**
10. **101:24.2.4.6 No door in any means of egress shall be locked against egress when the building is occupied.**
11. **101:7.2.1.5 and IBC 1008.1.9 Locks on doors in means of egress shall not require the use of a key, special device or special knowledge to open in the direction of egress.**
12. **101:7.2.1.5.10.2 and IBC 1008.1.9.4 through 1008.1.9.5 Doors shall be openable with ONLY one releasing operation. A two-step release, such as a knob and an independent slide bolt, is NOT acceptable, except under special conditions.**
13. **101:8.2.2.3 Fire compartments shall be formed with fire barriers that comply with Section 8.3 and are continuous in accordance with Section 8.3.1.2 from outside wall to outside wall or from one fire barrier to another, or a combination thereof, including continuity from the floor through all concealed spaces, such as those found above a ceiling, including interstitial spaces. Continuity is permitted to terminate at a ceiling, if the construction assembly of the ceiling has a fire resistance rating not less than that of the fire barrier.**
14. **101:8.3.5 Penetrations through rated construction shall be sealed by approved firestop systems or devices tested in accordance with ASTM E-814 or ANSI/UL 1479.**
 - a) **Notify the District Office identified at the end of this letter for inspection of all completed fire and/or smoke barrier walls before any construction is installed that would conceal such construction and prevent a proper inspection. Access to randomly selected areas may be required by the inspector at time of final inspection if this notification is not given.**
 - b) **Provide detailed instructive cut sheets of the fire penetration sealing system used to the inspector at time of inspection. Random selective sampling by the contractor will be observed by the inspector.**
15. **LRS 40:1574 and LAC 55:V:303 Submit fire alarm system shop drawings with plan review application and fee prior to installation of any work of this section. Such work shall not commence until shop drawings have been found to be in compliance with applicable codes by this office. The submittal shall include a copy of this letter and shall be in accordance with the submittal requirements outlined in the memorandum dated June 24, 1993 which was distributed from this office to all state licensed fire alarm contractors, architects and engineers. Specify the "Type of**

Signaling System" to be utilized, identify the monitoring station, describe the evacuation system ("zoned" or "general"), and include information concerning the means of protecting fire command centers, circuitry, and other essential equipment, such as may be required for high-rise buildings, as applicable.

16. LRS 40:1574 and LAC 55:V:303 Submit automatic sprinkler system shop drawings with plan review application, SPRINKLER SYSTEM REVIEW CHECKLIST & FEE SCHEDULE dated 01-20-13, and fee prior to installation of any work to this system.

Note: See Interpretive Memorandums 2013-02 and 2013-03 for submittal requirements.

Sprinkler shop drawing submittals are required to be reviewed by the professional of record/owner before being submitted to the Office of State Fire Marshal plan review section. Shop drawings reviewed by the professional of record shall bear his/her shop drawing review stamp indicating reviewed/no exceptions taken. See Interpretive Memorandum 2013-02. In order to expedite the review process, requests by the SFM reviewer for additional information will be sent both to the professional of record/owner and the sprinkler contractor. Contractor will be permitted to respond back to the SFM reviewer and copy the professional of record/owner with their response. Additional information will not require a shop drawing review stamp. Note: this does not include the response sent as a result of Request for Information letter.

Be advised that a sprinkler system that satisfies the requirements of NFPA 101 Life Safety Code, NFPA 13, NFPA 13R and/or NFPA 13D may not necessarily be considered by the building insurance underwriters as "full coverage" or "fully sprinklered", for insurance purposes.

NFPA 13:4.3, 23.1.4 (2013 edition) Complete and submit owner's information certificate to system designer in order to identify special occupancies and commodity classifications before start of design. Form can be found in the SFM website/Building Safety/Sprinklers (<http://sfm.dps.louisiana.gov/>).

NFPA 13:10 Underground piping shall be installed in accordance with chapter 10. See 10.6 for specific requirements for piping run under buildings.

Cities, Parishes and Water Purveyors (for example Baton Rouge Water Works Company) may have requirements for meters, single detector check valves, and double check and RPZ valves to be installed near the public water supply. These valves while not necessarily required by NFPA 13 are required to be listed for fire protection service when installed. The pressure loss across these valves is to be included in the sprinkler system calculations. Please verify that supporting documentation for these valves and meters are included with the sprinkler shop drawing submittal.

NFPA 25:4.1.2* Accessibility. The property owner or occupant shall provide ready accessibility to components of water-based fire protection systems that require inspection, testing, or maintenance.

17. Shop drawings for fire protection systems, such as Fire Alarm, Sprinklers, and Suppression Systems, that are required to be submitted to this office for review, shall be routed through the "Professional of Record's" (Architect / Engineer) office, and shall be stamped with his "Shop Drawing Review Stamp" or equivalent, indicating that shop drawings have been reviewed by him for conformance with plans, specifications, and appropriate codes.
18. NFPA 90A:4.3.12.1 Egress corridors shall not be used to supply, return or exhaust air to or from adjoining spaces, other than toilet, shower or bath rooms, sink closets or similar spaces opening directly to the corridor.
19. HVAC system shall be constructed in accordance with 101:9.2.

20. **Compliance with the 2011 NFPA 70, National Electrical Code (NEC), is mandated by RS 40:1730.28.A(7). Contact the local Building Official of the applicable local political subdivision or a Louisiana State Uniform Construction Code Council registered third-party provider to verify plan review and inspection requirements of the proposed electrical work.**
21. **NOTE: Please IDENTIFY THIS PROJECT NUMBER WITH FUTURE SUBMITTALS OR OTHER CORRESPONDENCE pertaining to this project.**

Changes to construction in the field which are not consistent with the reviewed documents are not authorized unless reviewed by this office for compliance with Code. Modifications to reviewed plans must be submitted to this office by the Architect/Civil Engineer for review prior to final inspection. If an Architect or Civil Engineer is not required by RS 37:155, revisions shall be submitted by the Owner. Submittals shall include plans, completed application, a minimum \$55.00 review fee, and a copy of the most current plan review letter.

Compliance with code requirements for fire protection systems, such as Fire Alarm, Sprinkler and Suppression Systems, is determined by separate shop drawing submittal and is not included in this review.

This review shall in no way permit and/or authorize any omissions or deviations from the specific requirements of the adopted codes, rules and regulations in accordance with R.S. 40:1574.1(B).

This review is valid for 180 days from the date of this letter. Construction permits must be issued and/or construction must commence within this time period.

This office requires certification of the completed project in accordance with the approved documents (certificate enclosed).

Occupancy of the project will not be permitted until we receive the completed certificate and a satisfactory inspection of the completed construction has been made by this office.

To arrange for inspection of the project, please contact the District Office at the phone number below two (2) to three (3) weeks in advance. The plans stamped reviewed by this office must be available on job site at time of inspection. Certificate of completion must be provided to the inspecting Deputy for final inspection.

Fire Department access and water supplies within the scope of work shall be acceptable to the local fire department. Submit to the State Fire Marshal inspector, a review letter from the local fire department, stating that the access and water supply as proposed are acceptable. In lieu of a review letter, where the local fire department does not provide a formal review, the local fire department may indicate review of the access and water supplies by stating such on the plans bearing the State Fire Marshal review stamp.

REVIEWED BY:
WILLIAM EFFERSON
ARCHITECT

NOTE: Please call the REVIEWER identified above if you have any questions regarding this review.
Do not call the Inspection Office until you are ready for inspection.

CC:
1031 Canal Llc